

**THE CITY OF
KEY WEST
PLANNING BOARD
Staff Report**



To: Chair and Planning Board members

Through: Patrick Wright, Planning Director

From: Vanessa Sellers, Planner II

Meeting Date: June 20, 2019

Agenda Item: **Major Development Plan and Landscape Modification / Waiver – 5220, 5224, 5228, & 5230 College Road (RE# 00072082-002200, 00072082-002100, 00072080-002200, & 00072082-002400)** – A Major Development Plan and Landscape Modification / Waiver application for permanent residential development of 104 workforce affordable housing units on properties located within the High Density Residential College Road District (HDR-1) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: Approval of a major development plan and landscape modification / waiver in order to construct a 3 building / 104-unit workforce housing multi-family development on 4 parcels off of College Road.

Applicant: Trepanier & Associates, Inc.

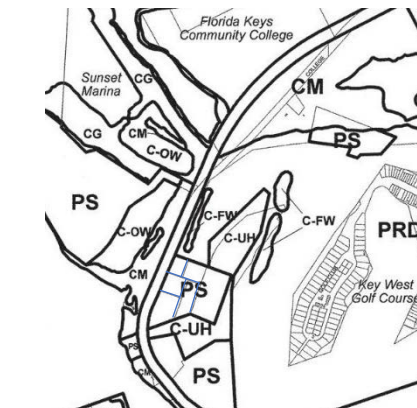
Property Owner: City of Key West

Location: 5220, 5224, 5228, & 5230 College Road (RE# 00072082-002200, 00072082-002100, 00072080-002200, & 00072082-002400)

Zoning: High Density Residential College Road District (HDR-1)



Aerial of the subject properties



Parcels outlined in blue were rezoned from PS to HDR-1 on 10.17.17 via Resolution no. 17-15

Zoning map of the subject properties

Background:

The properties at 5220, 5224, 5228, and 5230 College Road are located on the northside of Stock Island. The parcels are located within the High-Density Residential College Road District (HDR-1) zoning district and are not within the Key West Historic District boundaries. The HDR-1 zoning district was created and approved through Ordinance 18-04 with an intent to accommodate high density affordable housing. On March 13, 2018, the City of Key West held a referendum to approve a maximum height limit of 40-feet in the newly created district. The measure passed by 58.4%.

The parcel at 5220 College Road is the former location of the Easter Seals Florida Keys Region and the parcel at 5224 College Road is the former location of the Florida Keys Mosquito Control. The Florida Keys SPCA's previous location was at the parcels at 5228 and 5230 College Road. The Florida Keys Mosquito Control relocated to a new facility on Big Coppitt Key and the Florida Keys SPCA relocated to a new facility at 5711 College Road.

Existing Conditions and Additional Background:

Demolition permits were issued by the City of Key West's Building Department in March of 2019 for the properties at 5220 and 5230 College Road.



Photograph of the property being cleared



Photograph of the property being cleared

Proposed Development:

The proposed development will comprise of three (3) structures. The structures are referred to throughout the plans as "Building A", "Building B", and "Building C". Building A will have five (5) units, Building B will have sixty-six (66) units, and Building C will have thirty-three (33) units, for a total of one hundred and four (104) units. Six (6) of the one hundred and four (104) units will be fully compliant with the American with Disabilities Act.

The applicant is proposing one (1) phase of development for the properties.

- Major development plan review is required due to permanent residential development; addition of eleven or more units, pursuant to Section 108-91.B.2(a) of the Land Development Regulations (LDRs) of the Code of Ordinances (the "Code") of the City of Key West (the "City").
- A landscape waiver / modification is requested by the applicant, pursuant to Section 108-517.
- A variance approval is required pursuant to City Code Section 90-391. The project as proposed does not meet the minimum open space requirement of Section 108-346 (b), the minimum off-street parking requirement of Section 108-572, or the maximum allowable impervious surface of Section 122-335 (4) b.

Surrounding Zoning and Uses:

Surrounding properties are located within the Public Service (PS) and Conservation (C) zoning districts. Surrounding uses include the Key West Golf Club, Florida Keys Aqueduct Authority (FKAA) water storage tanks, and the Key West Tropical Forest & Botanical Garden.



Aerial image of the subject properties

Process:

Development Review Committee:	April 25, 2018 (passed)
Preliminary Tree Commission:	May 13, 2019 (conceptual landscape plan approved)
Planning Board:	June 20, 2019
Final Tree Commission:	TBD
City Commission:	TBD
DEO review:	Up to 45 days, following local appeal period

Evaluation for Compliance with the Land Development Regulations (LDRs) and Comprehensive Plan:

City Code Section 108-91.B.2 (a) requires Major Development Plan review for permanent residential development; addition of eleven or more units.

City Code Section 108-196(a) states after reviewing a Major Development Plan for a property and staff recommendations therefore, the Planning Board shall act by resolution to approve, approve with conditions, or disapprove it based on specific development review criteria contained in the LDRs and the intent of the LDRs and Comprehensive Plan. The Planning Board resolution shall provide written comments documenting any conditions of approval that the Planning Board finds necessary to effectuate the purpose of Development Plan review and carry out the spirit and purpose of the Comprehensive Plan and the LDRs. If the Development Plan is recommended for disapproval, the Planning Board resolution shall specify in writing the reasons for recommending such denial.

Planning staff, as required by Chapter 108 of the City LDRs, has reviewed the following for compliance with the City's LDRs and Comprehensive Plan as summarized in the following table.

Project Data Summary					
Dimensional Requirement	Required/ Allowed		Existing	Proposed	Variance Required?
Zoning District	HDR-1				
Flood Zones	AE 9, AE 10, and VE 11				
Maximum Floor Area Ratio	N/A		N/A	N/A	None
Maximum Density	40 dwelling units per acre (40 du/acre)		0	104	None
Maximum Height	40’ plus 4’ max if over flood		Various	43’-11”	None
Maximum Building Coverage	40%		16% (18,535 SF)	33.3% (38,724.8 SF)	None
Maximum Impervious Surface	60%		49.54% (57,481.48 SF)	77.9% (90,406 SF)	Yes
Minimum Open Space	35% (Residential)		50.46% (58,543 SF)	22.1% (25,618.8 SF)	Yes
Minimum Setbacks	Front: 20’ Side: 10’ Side: 10’ Rear: 10’		Front: 6’-2” (S) Side: 53’-6” (N) Side: 31’-10” /5’-3” Rear: 4’-10”	Front: 20’-0” (S) Side: 13’0” (N) Side: 10’-0” Rear: 10’-6”	None
Off-Street Parking for Automobiles	Multiple-family outside of the historic district	2 spaces per dwelling unit 2 x 104 = 208	Unknown (Haphazard & partially nondelineated)	125 Total (95 standard-sized, 22 compact-sized, 8 accessible-sized)	Yes (deficit of 83 spaces)

Concurrency Facilities and Other Utilities or Services (City Code Section 108-233):

Comprehensive Plan Objective 9-1.5 directs the City to ensure that public facilities and services needed to support development are available concurrent with the impacts of new development. The analysis considers potable water, sanitary sewer, solid waste, drainage, vehicle trip generation and recreation. Code Section 94-36 requires a concurrency review determination to be made concerning the proposed development. The Applicant provided a concurrency analysis as part of the Major Development Plan application. Staff reviewed the provided concurrency analysis following the criteria in Code Section 94-36 and determines that public facilities are expected to accommodate the proposed development at the adopted level of service (LOS) standards. This portion of the report shall serve as the required written determination of compliance.

According to the applicant, for the purpose of LOS, “capita” is estimated as follows:

Multiple-family residential: 2 persons per 1-bedroom unit (104) = 208

After Phase I is completed, it is estimated the four subject parcels will accommodate approximately 208 persons per day.

The following analysis is the anticipated use once Phase I is completed.

1. Potable water supply.

Pursuant to City Code Section 94-68, the potable water LOS standard for residential uses is 93 gallons per capita per day. Utilizing this LOS standard, potable water demand is estimated as follows:

Based on per capita residential: $93 \text{ gal/capita/day} \times 208 = \mathbf{19,344 \text{ gal/day}}$

The potable water LOS standard for residential is 100 gallons per capita per day, pursuant to the Comprehensive Plan Policy 4-1.1.2 C. Utilizing this LOS standard, potable water demand is estimated as follows:

Based on per capita residential: $100 \text{ gal/capita/day} \times 208 = \mathbf{20,800 \text{ gal/day}}$

The proposal is to eliminate the commercial uses and introduce residential use during Phase I. The adopted potable water LOS standard is expected to be adequate to serve the proposed expansion. The property is serviced with potable water by the by the Florida Keys Aqueduct Authority, which has been notified of the upcoming development and has available capacity to service the proposed development with the existing infrastructure currently in place.

2. Wastewater management.

Pursuant to City Code Section 94-67, the sanitary sewer LOS standard for residential uses is 100 gallons per capita per day. Utilizing this LOS standard, sanitary sewer capacity demand is estimated as follows:

Based on per capita residential: $100 \text{ gal/capita/day} \times 208 = \mathbf{20,800 \text{ gal/day}}$

The subject properties are serviced by Key West Resort Utilities, Corp. (KWRU). According to KWRU's calculations, the amount of potential flow is **26,000** gallons per day, which KWRU has adequate capacity to treat.

3. Water quality.

According to the applicant, no harmful consequences are expected before, during, or after the completion of construction.

4. Stormwater management / drainage.

The stormwater management or drainage LOS standard pursuant to City Code Section 94-69 is: i) post-development runoff shall not exceed predevelopment runoff for a 25-year storm event, up to and including an event with a 24-hour duration; ii) onsite treatment of the first one inch of rainfall must be provided to meet water quality standards; and iii) storm water facilities must be designed so as to not degrade any receiving water body.

A drainage plan was submitted indicating that a full stormwater management system will be installed. Stormwater will be retained on-site through a triple chamber baffle box with gravity injection well. The drainage plan was reviewed by city staff, and a determination was made that the plan addresses the requirements for stormwater management. Therefore, no adverse impacts to stormwater management or drainage facilities are anticipated.

5. Solid waste.

Pursuant to City Code Section 94-71, the solid waste LOS standard for residential uses is 2.66 pounds per capita per day. The standard for nonresidential uses is 6.37 pounds per capita per day. Following Phase I, the proposed development is anticipated to accommodate approximately 208 persons per day. Utilizing these LOS standards, the demand for solid waste collection and disposal capacity is estimated as follows:

Based on per capita residential: $2.66 \text{ lbs/capita/day} \times 208 = \mathbf{553.28 \text{ lbs/day}}$

The properties are currently served by Waste Management. Three (3) dumpster trash and recycling areas are reflected on the plans. The adopted solid waste LOS is anticipated to be adequate to serve the proposed development.

6. Roadways.

The applicant submitted a traffic impact study prepared by KBP Consulting, Inc. As of the date of this report, it is under review by the City's Engineering Department.

The 10th Edition of the Institute of Transportation Engineers' (ITE) Trip Generation Manual was used to determine the estimated trip generation the proposed development will create. The report anticipates that the new use of the properties will generate 538 net new daily vehicle trips, 36 net new vehicle trips in the AM peak hour (7:00 a.m. to 9:00 a.m.), and 46 net new vehicle trips in the PM peak hour (4:00 p.m. to 6:00 p.m.).

Vehicular access to the proposed development will be achievable via three (3) 24-foot wide 2-way driveways along College Road. The southernmost driveway will be approximately 200-feet from the corner of the Overseas Highway (US 1) and College Road (West). The report anticipates that most of the proposed project's related trips will travel through this intersection.

7. Recreation.

The plans do not show onsite recreation as defined in Section 86-9 of the LDRs. However, it is not anticipated that the City's adopted level of service for public recreation will be adversely impacted.

8. Fire Protection.

Sheet C-100 of the plans shows three (3) proposed fire hydrant assemblies. A fire extinguisher, surface mount ABC type, will be installed in the kitchen of each unit. The typical unit will have an emergency egress window in the bedroom that will open to the balcony. The handicapped accessible units will have a strobe light and horn in the bedroom, bathroom, and living area. A smoke detector will be installed in every bedroom and every living area (2 per unit).

9. Reclaimed water system.

The project will require Building Permit Application System (BPAS) units. The applicant applied for and was awarded 104 affordable housing units during BPAS Year 6 (Resolution no. 2019-025) and is subject to the prerequisites as outlined in section 108-997 (b). However, alternatively, the project may opt to utilize units from the “Affordable – Early Evacuation Pool” and would then be subject to a separate set of requirements.

10. Other public facilities.

Based on comments received from the DRC members, and based on the applicant’s concurrency analysis, all public facilities would be expected to accommodate the proposed development at the adopted LOS standards.

Appearance, design, and compatibility (City Code Section 108-234):

The development plan shall satisfy criteria established in:

City Code Chapter 102 (historic preservation)

The property is not located within the historic district.

Articles III (site plan), IV (traffic impacts) and V (open space, screening, and buffers) of City Code Chapter 108 (planning and development)

Article III: The City shall not approve a site plan unless a finding is made that such site plan conforms to all applicable sections of the LDRs.

Article IV: The applicant has submitted a traffic study that is currently under review.

Article V: The existing open space ratio is 50.46%. The applicant has submitted a conceptual landscape plan that will improve the landscaping on the properties.

City Code Section 108-956 (potable water and wastewater)

Potable water and wastewater were found to be in compliance in the concurrency determination above.

Article II (archaeological resources) of City Code Chapter 110 (resource protection)

There are no known archaeological resources on the property. If any archeological resources are discovered during construction, the Applicant would be required to comply with this article of the LDRs.

Site location and character of use (City Code Section 108-235):

- (a) *Compliance.* The submitted major development plan has been reviewed for compliance with all applicable performance criteria set forth in Code Chapter 94 (concurrency management), Articles I and III through IX of Code Chapter 108 (planning and development), Code Chapter 110 (resource protection) and Code Chapter 114 (signs).
- (b) *Vicinity map.* The four subject properties are bounded by the Key West Botanical Garden to the south, FKAA water storage tanks to the east, College Road to the west, and FKAA water storage tanks and the Key West Golf Club to the north.
- (c) *Land use compatibility.* Properties within 100-feet are located in the Conservation (C) and Public Service (PS) zoning districts. Adjacent land uses within 300-feet include a golf course, a public utility, a multipurpose assisted-living facility, and a passive park. No unincorporated parts of the county are located nearby, nor would any be impacted by the proposed development.
- (d) *Historic and archeological resource protection.* Not applicable.
- (e) *Subdivision of land.* No subdivision of land is proposed.

Appearance of site and structures (City Code Section 108-236):

The Applicant submitted a major development plan that generally exhibits harmonious overall design characteristics in compliance with the performance standards stipulated in Code Sections 108-278 through 108-288, as analyzed below.

Site plan (City Code Section 108-237):

The Applicant submitted a site plan pursuant to City Code Section 108-237, which is analyzed in greater detail below.

Architectural drawings (City Code Section 108-238):

The Applicant submitted architectural drawings prepared by a professional architect registered in Florida pursuant to City Code Section 108-238.

Site amenities (City Code Section 108-239):

Proposed site amenities include one-hundred twenty-five (125) off-street parking spaces (of which 46 spaces are covered), seventy-five (75) covered spaces for bicycles, a stormwater drainage system, landscaping, and site lighting. This project qualifies for the 1% set-aside for public art.

Site survey (City Code Section 108-240):

The Applicant submitted a site survey prepared by Florida Keys Surveying pursuant to City Code Section 108-240.

Soil survey (City Code Section 108-241):

A soil evaluation is not proposed.

Environmentally sensitive areas (City Code Section 108-242):

The proposed construction is located near a coastal intertidal zone with mangrove trees and shrubs. The subject properties are located within the AE-9, AE-10, and VE-11 flood zones. The applicant is proposing mitigation measures to include a triple chamber baffle box with gravity injection well.

Land clearing, excavation and fill, tree protection, landscaping, and irrigation plan (City Code Section 108-243):

- (a) *Land clearing, excavation, and fill.* All land clearing, excavation, and/or fill is depicted in the proposed plans.
- (b) *Tree protection.* Tree removal is proposed with this development. Twenty-five (25) regulated trees are proposed for removal, and replacement inches will be required.
- (c) *Landscaping plan.* The applicant received a conceptual landscape approval from the Tree Commission at their regularly scheduled meeting on May 13, 2019. The project will require final landscape approval from the Tree Commission prior to being placed on a City Commission meeting agenda.
- (d) *Irrigation plan.* The applicant submitted an irrigation detail sheet (sheet number L-3). However, the proposed location of the irrigation equipment is not shown.

On-site and off-site parking and vehicular, bicycle, and pedestrian circulation (City Code Section 108-244):

The proposed project will include three (3) two-way driveways, each twenty-four feet (24') wide. Two-way vehicular circulation encompasses the property.

The properties' existing somewhat haphazard parking areas do not always include striping or wheel stops. Staff is unable to give a conclusive number of the existing parking spaces. The proposed development will include a total of one hundred twenty-five (125) off-street parking stalls: ninety-five (95) standard-sized automobile space, twenty-two (22) compact-sized automobile spaces, and eight (8) handicapped accessible parking space on site, and a total of seventy-five (75) spaces for bicycles. However, pursuant to section 108-572 (2) b., two (2) off-street parking spaces are required per multiple-family dwelling unit outside of the historic district (104 units x 2 spaces per unit = 208 total required parking spaces). The applicant submitted an application requesting a variance to the minimum parking requirements.

Housing (City Code Section 108-245):

The development project includes residential development. The applicant is proposing one hundred and four (104) 1-bedroom units that will be distributed throughout three (3) structures. The proposed residential development will be deed-restricted and rent-controlled.

The project will require Building Permit Application System (BPAS) units. The applicant applied for and was awarded 104 affordable housing units during BPAS Year 6 (Resolution no. 2019-025) and is subject to the prerequisites as outlined in section 108-997 (b). However, alternatively, the project may opt to utilize units from the “Affordable – Early Evacuation Pool” and would then be subject to a separate set of requirements.

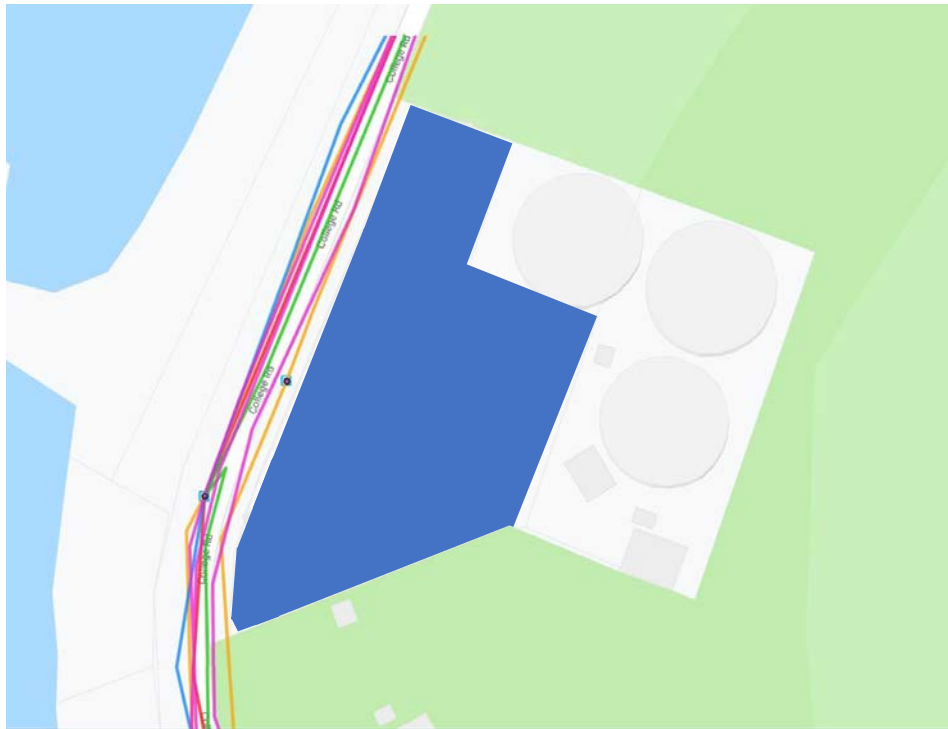
In the event of a hurricane, Monroe County offers four (4) shelters for category 1 and 2 storms: Key West High School, Sugarloaf School, Marathon High School, and Coral Shores High School. However, there are no shelters in the county that are available for category 3, 4, and 5 storms. Possible outside-county shelter options may include Florida International University, the E. Darwin Fuchs Pavilion at the Miami-Dade County Fair and Exposition, and other locations within Miami-Dade County.

Economic resources (City Code Section 108-246):

An analysis of the estimated average ad valorem tax yield from the proposed project during phase 1 of development was provided by the applicant.

Special considerations (City Code Section 108-247):

- (a) The relationship of the proposed development to the City’s land use plans, objectives and policies is being evaluated as part of this analysis. The relationship of the proposed development to public facilities was evaluated above and no conflicts were identified.
- (b) The proposed project is not located in the historic district. The parcels fall within the AE-9, AE-10, and VE-11 flood zones.
- (c) No unincorporated portions of the county would be impacted by the proposed development.
- (d) Although the project is near a shoreline, shoreline access is impeded by mangroves. The proposed development will not cause further obstruction.
- (e) No special facilities are proposed at this time to accommodate bus ridership. However, the area is serviced by the Blue, Green, Orange, and Red city routes as well as the Lower Keys Shuttle (illustration on following page).



Bus route map showing the multiple lines that pass by the properties

- (f) According to the Site Lighting Plan, Sheet C-100, energy conservation measures will be employed, including directing light sources downward and away from the sky.
- (g) The properties are located within the AE-9, AE-10, and VE-11 flood zones and would not have usable area below the bottom floor.
- (h) There is no proposal for private or public recreation facilities to be provided on site at this time.
- (i) Coordination with applicable agencies is being facilitated through the DRC.
- (j) There is no proposed activity that will impact wetland communities or submerged land.

Construction management plan and inspection schedule (City Code Section 108-248):

The development is proposed in one (1) phase. According to the application, Phase I will commence as soon as possible following the approval and the project will progress continually based on the LDRs and the Florida Building Code.

Truman Waterfront Port facilities (City Code Section 108-249):

Not applicable.

Site plan (City Code Chapter 108, Article III):

The City shall not approve a site plan unless a finding is made that such site plan conforms to all applicable sections of the LDRs, pursuant to City Code Section 108-276, as analyzed below.

Site location and character of use (City Code Section 108-277):

The comprehensive plan together with the LDRs, including size and dimension regulations, general provisions, performance criteria, and the list of permitted and conditional uses, off-street parking, landscaping, required open spaces, yards and building setbacks shall collectively be the principal guides in determining the suitability of the location of the proposed use.

Appearance of site and structures (City Code Section 108-278):

The proposed project, and its choice of building materials, plant materials, lighting, and other site improvements will create a pleasing and harmonious overall environment. The AIPP board will be instrumental in incorporating public art on the property.

Location and screening of mechanical equipment, utility hardware and waste storage areas (City Code Section 108-279 & 280):

Three (3) solid waste and recycling receptacle areas are reflected on the plans.

Roll-off compactor container location requirements (City Code Section 108-281):

None proposed.

Utility lines (City Code Section 108-282):

According to comments received from Keys Energy Services through the Development Review Committee (DRC), pursuant to the Keys Energy Services underground policy, the high voltage lines that service the FKAA parcels will need to be placed underground at the applicant's cost.

Commercial and manufacturing activities conducted in enclosed buildings (City Code Section 108-283):

None proposed.

Exterior lighting (City Code Section 108-284):

The Applicant submitted an exterior lighting plan signed and stamped by a professional engineer, Sheet E-1.

Signs (City Code Section 108-285):

No signage is reflected on the plans.

Pedestrian sidewalks (City Code Section 108-286):

The plans indicate ADA access routes to and between the three (3) structures and an ADA path to the existing concrete pedestrian path on College Road.

Loading docks (City Code Section 108-287):

No loading docks are proposed, and no loading/unloading is indicated.

Storage areas (City Code Section 108-288):

No exterior storage areas are proposed.

Land clearing, excavation, or fill (City Code Section 108-289):

All land clearing, excavation, and/or fill is depicted in the proposed plans.

Landscaping (Code Chapter 108, Article VI):

A landscape plan is required as part of development plan review, pursuant to City Code Section 108-411. The submitted plan indicates landscaping incorporated throughout the property. The applicant will go to the Tree Commission for final approval of the landscape plan after the Planning Board. Full compliance with all landscape buffer requirements of the LDRs is not proposed and the applicant has requested a landscape waiver/modification approval from the Planning Board.

Off-street parking and loading (Code Chapter 108, Article VII):

City Code requires two (2) spaces per multiple-family dwelling unit outside of the historic district. However, the parking requirement does not contemplate the number of bedrooms or individuals the dwelling unit may have. The off-street parking requirement for this one-hundred four (104) unit project would be a minimum of two-hundred eight (208) spaces.

The applicant is proposing one-hundred twenty-five (125) automobile spaces on site (95 standard-sized, 8 ADA-sized, and 22 compact-sized) and seventy-five (75) spaces for bicycles. The applicant submitted an application requesting a parking requirement variance.

Stormwater and surface water management (Code Chapter 108, Article VIII):

A stormwater management plan was submitted indicating that a full stormwater management system would be installed. Stormwater would be retained on-site through a triple chamber baffle box with gravity injection well and storm drains. The drainage plan was reviewed by city staff, and a determination was made that the plan addresses the requirements for stormwater management. Therefore, no adverse impacts to stormwater management or drainage facilities are anticipated.

Utilities (Code Chapter 108, Article IX):

Access to potable water, access to wastewater disposal systems, and conservation of potable water supply were analyzed in the above concurrency management determination and were found in compliance.

Art in Public Places (City Code Section 2-487):

The proposed development, being a Major Development Plan, qualifies for the City's Art in Public Places (AIPP) program, pursuant to City Code Section 2-487. The AIPP program requires 1% of construction costs to be set aside for the acquisition, commission, and installation of artwork on the subject property. The program applies to new construction projects exceeding \$500,000 and renovation projects exceeding \$100,000. Approval of a full public art plan will be required prior to the issuance of building permits.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends to the Planning Board that the request for Major Development Plan be **Approved with the following conditions:**

General conditions:

1. The hours of construction shall be in compliance with City Code and be limited to 8 AM to 7 PM on Monday to Friday, and 9 AM to 5 PM on Saturday.
2. During all phases of construction, temporary fencing shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.
3. If the project opts to utilize the units that were awarded through Resolution no. 2019-25, it will be subject to the prerequisites of section 108-997 (b). If the project opts to utilize units from the "Affordable – Early Evacuation Pool" it will be subject to a separate set of requirements.
4. The proposed development shall be consistent with the signed and sealed plans by William P. Horn, P.A., Allen E. Perez, P.E., Sudhir Kumar Gupta, P.E., and Ladd B. Roberts, L.A. No approval granted for any other work or improvements shown on the plans other than the proposed development of one hundred and four (104) 1-bedroom housing units.

Conditions prior to placement on a City Commission agenda:

5. An irrigation plan with location and specifications for irrigation equipment must be submitted pursuant to Section 108-243 (d).
6. The applicant shall obtain final landscape plan approval from the Tree Commission.

Conditions prior to issuance of a building permit:

7. Applicant shall coordinate with Keys Energy Services a full project review.

8. Applicant shall coordinate with Florida Keys Aqueduct Authority (FKAA) a full project review.
9. Applicant shall coordinate with Key West Resort Utilities (KWRU) a full project review.
10. Approval of a Public Art Plan shall be obtained from the AIPP Board pursuant to City Code Section 2-487 and may include payment of an in-lieu fee.

Conditions prior to issuance of a Certificate of Occupancy and/or tax receipt:

11. No building permit shall become final and no certificate of occupancy shall be issued until any and all impact fees are paid.